

## 6 The Circus, Spalding, PE11 1WG

**£260,000**

- Versatile living
- 4 bedrooms
- Popular estate living
- Immaculately presented throughout
- Living over three floors
- Garage to rear and off road parking
- Neutral decor internally
- Reception room on ground floor and first floor
- Low maintenance rear garden
- Must view to appreciate the size



**Sold Before Hitting the Market – Don't Miss Out!**

This lovely home was snapped up before reaching the open market. To avoid missing opportunities like this, be sure to register with Ark today.

Looking for space? This Broadgate built townhouse delivers exactly that, and more. Situated in The Circus and crafted by renowned local developer Broadgate Homes, the property has been thoughtfully designed to provide versatile living across three floors, with spacious rooms throughout.

The décor has been kept neutral by the current owners, making it move in ready, while the rear garden has been landscaped for low maintenance, perfect for busy lifestyles. To complete the package, there's also the added bonus of a rear garage.

A beautifully designed home in a highly sought after development, opportunities like this don't come around often.

**Entrance Hall 6'8" x 4'9" (2.05m x 1.46m)**

Double glazed front door with glazed panel over. Radiator. Stairs to first floor landing.

**Snug 9'10" x 12'4" (3.02m x 3.78m)**

Double glazed bay window to front. Radiator. Carpeted.

**Kitchen/Diner 13'2" x 17'7" (4.02m x 5.38m)**

Double glazed window to rear and double glazed French doors to rear garden. Fitted with a range of base and wall mounted units with complimentary work tops over. Integrated hob with extractor hood over. Eye level oven and grill. Integrated dishwasher. Integrated fridge/freezer. Under stairs storage cupboard. Tiled flooring. Radiator.

**Utility/WC 8'9" x 4'5" (2.67m x 1.37m)**



Double glazed window to side. Plumbing for washing machine. Wall mounted boiler. Toilet. Wash hand basin. Tiled flooring. Radiator.

**First Floor Landing 6'7" x 17'6" (2.02m x 5.34m)**



Double glazed window to side. Radiator. Storage cupboard. Stairs to second floor landing. Carpeted.

**Bedroom 1 9'8" x 13'6" (2.97m x 4.13m)**



Double glazed window to rear. Radiator. Carpeted.

**En-suite 9'8" x 3'8" (2.97m x 1.12m)**



Double glazed window to rear. Shower cubicle. Toilet. Wash hand basin. Heated towel rail. Shaver point. Wood effect flooring.

**Lounge 9'10" x 17'7" (3.02m x 5.36m)**



Two double glazed windows to front. Two radiators. Wood effect flooring.

**Second Floor Landing 8'5" x 13'0" (2.59m x 3.98m)**



Double glazed window to side. Radiator. Loft access. Carpeted.

**Bedroom 2 17'2" (max) x 8'6" (5.25m (max) x 2.61m)**



Double glazed window to front. Radiator. Carpeted

**Bedroom 3 9'5" x 10'2" (2.88m x 3.12m)**



Double glazed window to rear. Radiator. Carpeted.

**Bedroom 4 9'10" x 8'7" (3.02m x 2.63m)**



Double glazed window to front. Radiator. Carpeted.

**Bathroom 8'9" x 6'11" (2.69m x 2.13m)**



Double glazed window to rear. Four piece suite consisting of a shower cubicle. Bath. Toilet. Pedestal wash hand basin. Shaver point. Heated towel rail. Wood effect flooring.

**Outside**



Enclosed by hedging and gated pathway leading to the front door.

The rear garden is enclosed by timber fencing. Laid to lawn with patio area.

**Garage 18'6" x 8'3" (5.66m x 2.54m)**

Up and over door. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1WG

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: £120 per year paid to St Johns Circus Management Company

Garage: Leasehold 993 years. Ground Rent (Garage) £72.08 Garage Insurance £28.21



Property construction: Brick built  
 Electricity supply: EDF  
 Solar Panels: Yes, 0.5KW 2 panels, owned by the property.  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.  
 Parking: Driveway and Single Garage, adjacent to the property. Dedicated reserved parking space to the rear of the property.  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area.  
 Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: B85

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will

perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

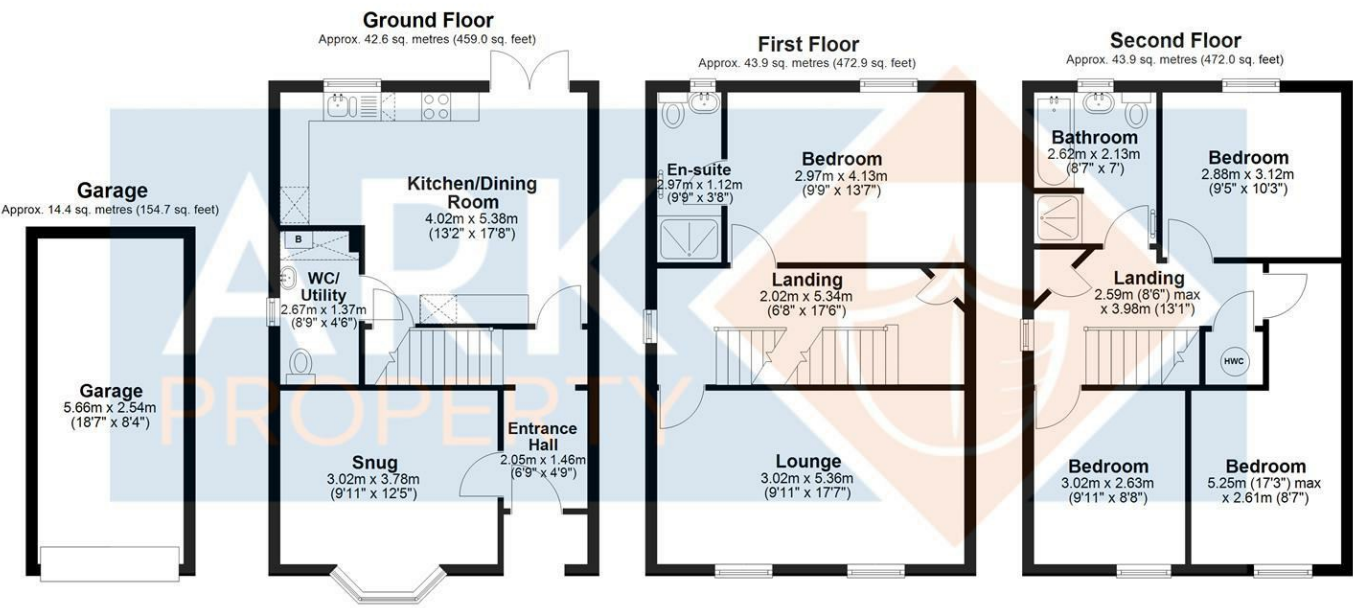
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

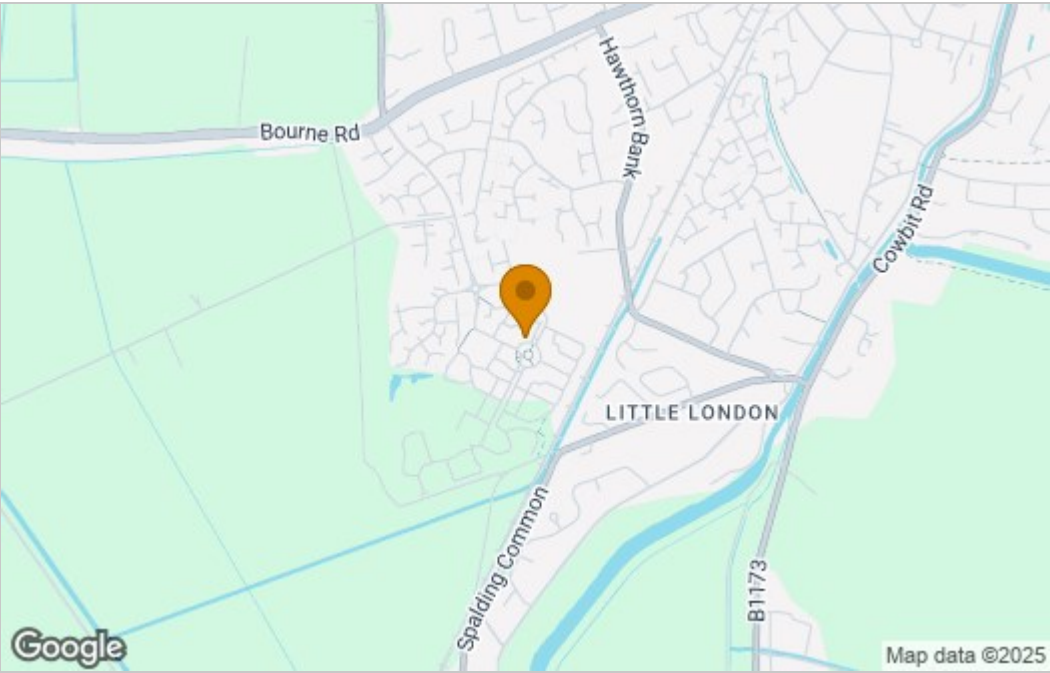
Floor Plan



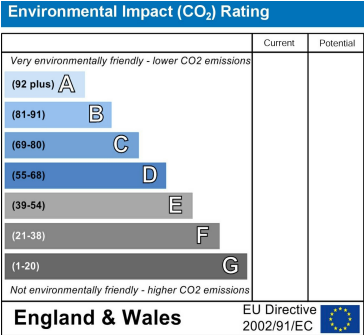
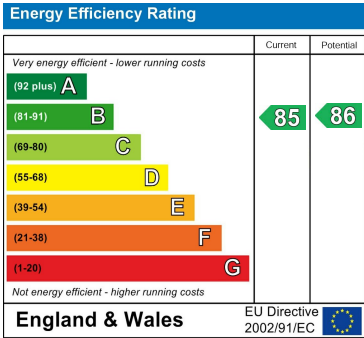
Total area: approx. 144.8 sq. metres (1558.6 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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